

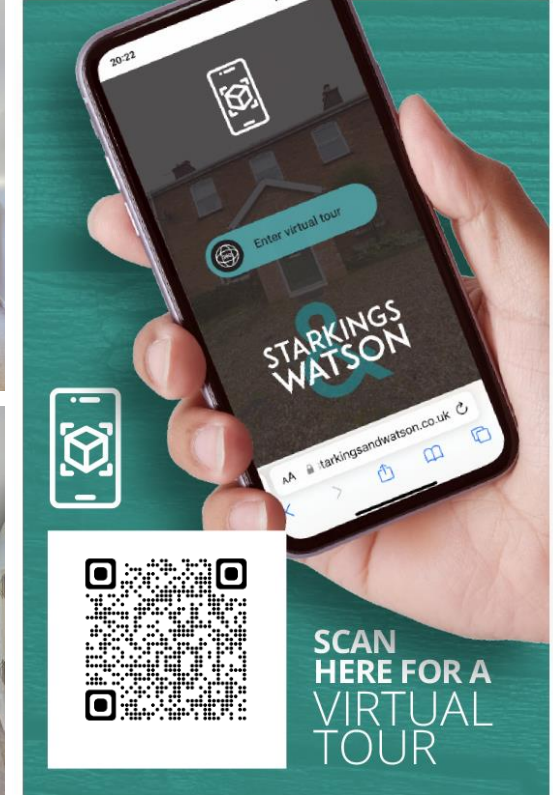
BEAUCHAMP ROAD

Chedgrave, Norwich NR14 6HS

Freehold | Energy Efficiency Rating : TBC

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Substantial 0.28 Acre Corner Plot (stms)
- Extended Detached Bungalow
- Integral Garage & Workshop
- Wide Hall Entrance with Cloakroom
- Open Plan Kitchen/Dining Room with Island
- Sitting Room with Vaulted Ceiling
- Three Double Bedrooms
- Heated Swimming Pool

IN SUMMARY

Occupying a 0.28 ACRE PLOT (stms) with CLOSE to 2000 Sq., ft (stms) of accommodation, this EXTENDED and MODERNISED DETACHED BUNGALOW has to be viewed to appreciate the EXTENSIVE LAYOUT and HIGH QUALITY FINISH. With an ELEVATED SETTING which is heavily screened from the road, it isn't until you step past the GARAGE that you start to see the PLOT open up and the SPRAWLING FOOTPRINT of the property. With WRAP AROUND GARDENS and a HEATED SWIMMING POOL, the property has been designed to offer LARGE ROOMS all off a main HALL ENTRANCE, including THREE DOUBLE BEDROOMS - the main with a VAULTED CEILING and VELUX WINDOWS. The CLOAKROOM and LUXURY FAMILY BATHROOM also lead off, with a DOUBLE RAINFALL SHOWER. The 20' SITTING ROOM is part of the extension, with a VAULTED CEILING, bi-folding doors running across the rear, and an INGLENOOK STYLE fire place. The 18' KITCHEN combines the benefits of modern living, including an ISLAND, space for a table, a UTILITY ROOM and GARAGE beyond.

SETTING THE SCENE

Occupying a corner plot which is screened from the road and elevated, with an opening to the double driveway and single garage. Heading around the corner, the gardens open

up, remaining completely private, where a path and mature planting heads to a covered porch area.

THE GRAND TOUR

With a grand solid wood entrance door, side windows allow natural light to flow into the hall, whilst you enter and find a wide and spacious hall which leads to all the principal rooms. With a wood floor under foot, a built-in cupboard can be found to your right, with a logical layout, where the bedrooms all run to one side. On your left you find the open plan kitchen/dining room - a stunning room with a large front facing window, and generous proportions which allow for an island and dining table. Finished to a high specification, contrasting units offer ample storage, with granite work surfaces, and a feature chimney style space to house a Range style cooker. With a range of clever designs and concealed storage, an integrated wine cooler is included along with a dishwasher. Wood flooring runs under foot for ease of maintenance, with a door which takes you to the open plan laundry and utility rooms. A functional space, with a split-level finish, further storage and space for a washing machine. The garage is next door, with a workshop space, electric roller door, windows and door to rear, and all of the various utilities including the hot water tank and central heating boiler. The sitting room also leads off the hall and forms part of the extension. With a grand central brick-built inglenook fireplace and a gas burner in the style of a multi-fuel burner, this spacious room sits under a vaulted ceiling with velux windows, and with full width bi-folding doors onto the rear garden. Finished with fitted carpet and under floor heating, the room remains warm and cosy despite its vast proportions. The bedroom accommodation starts with the main double bedroom, sitting under a vaulted ceiling with velux windows, French doors onto the garden and under floor heating below the carpet. The family bathroom is dressed to impress, with a quality four-piece suite including a bath with shower, and a



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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waterfall multi-jet shower with tiled splash backs. The hand wash basin and W.C are concealed into a range of storage, with tiled flooring and a towel rail installed. Two further double bedrooms lead beyond, both also served by a cloakroom which sits off the entrance hall.

THE GREAT OUTDOORS

The overall plot extends to some 0.28 acres (stms), with extensive lawns, and a vast array of planting to the borders. Various trees, shrubbery and hedging can be found around the garden, with a large timber-built work shop, and an area of decking which leads from both the sitting room and main bedroom French doors. Adjacent to the bungalow, an external heated swimming pool can be found, complete with an air source heat system, and counter swim jets to allow a full work out. The gardens continue around to the front in a similar style, and given their private setting, remain fully usable.

OUT & ABOUT

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities. There is an active community with numerous activities to suit all age groups, along with a vibrant village pub. A short walk and you reach the river network, whilst Loddon is very close and provides schooling, shops, post office, doctors surgery, library, a community gym, public houses, two churches, dentist and further access to the Broads network.

FIND US

Postcode : NR14 6HS

What3Words : ///seabirds.fallback.vitals

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

We understand an outline planning application to build on the land opposite, off Langley Road and Snows Lane has been approved. The current plans appear to show a wildflower meadow adjacent with a filtration pond. The vast majority of the building is far along the Langley Road.

Approximate total area⁽¹⁾
 1953.90 ft²
 181.52 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

